

064.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

982,000 / 982,000

USE VALUE:

982,000 / 982,000

ASSESSED:

982,000 / 982,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON J RICHARD/TRUSTEE
Owner 2:	ANDERSON SWAN/TRUSTEE
Owner 3:	J RICHARD & SWAN ANDERSON TR

Street 1: 171 MYSTIC ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ANDERSON J RICHARD--ETAL -

Owner 2: ANDERSON SUSAN E -

Street 1: 567 FLAGG HILL RD

Twn/City: BOXBOROUGH

St/Prov: MA Cntry:

Postal: 01719

NARRATIVE DESCRIPTION

This parcel contains 6,555 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3138 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6555		Sq. Ft.	Site		0	70.	0.85	12			Med. Tr	-10					388,489						388,500	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
104		6555.000	588,600	4,900	388,500	982,000				
Total Card		0.150	588,600	4,900	388,500	982,000	Entered Lot Size			
Total Parcel		0.150	588,600	4,900	388,500	982,000	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
064.0-0001-0005.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	588,600	4900	6,555.	388,500	982,000	982,000
2019	104	FV	433,000	4900	6,555.	360,700	798,600	798,600
2018	104	FV	433,000	4900	6,555.	360,700	798,600	798,600
2017	104	FV	406,300	4900	6,555.	316,300	727,500	727,500
2016	104	FV	406,300	4900	6,555.	288,600	699,800	699,800
2015	104	FV	362,300	4900	6,555.	255,300	622,500	622,500
2014	104	FV	362,300	4900	6,555.	241,400	608,600	608,600
2013	104	FV	376,900	4900	6,555.	229,800	611,600	611,600

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
ANDERSON J RICH		68998-304		3/10/2017	Convenience		99	No	No			
		12291-348		9/19/1972			37,000	No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2006	246	Manual	2,500					remove/replace rea
3/31/1999	157	Siding	5,000					V/SIDING
5/21/1996	195	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/19/2008	Meas/Inspect	372	PATRIOT
11/24/1999	Inspected	267	PATRIOT
10/5/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 3	Rating: Average	VINYL SIDING IN PROG, RE-CK.																			
(Liv) Units: 2	Total: 2	A Bath:	Rating:																				
Foundation: 3 - BrickorStone				3/4 Bath:	Rating:																		
Frame: 1 - Wood				A 3QBth:	Rating:																		
Prime Wall: 4 - Vinyl				1/2 Bath:	Rating:																		
Sec Wall: 1 - Wood Shingl 25%				A HBth:	Rating:																		
Roof Struct: 1 - Gable				OthrFix:	Rating:																		
Roof Cover: 1 - Asphalt Shgl				OTHER FEATURES																			
Color: TAN				Kits: 2	Rating: Average																		
View / Desir:				A Kits:	Rating:																		
GENERAL INFORMATION				Fpl: 2	Rating: Average																		
Grade: C - Average				WSFlue:	Rating:																		
Year Blt: 1911		Eff Yr Blt:		CONDOS INFORMATION																			
Alt LUC:		Alt %:		1st Res Grid Desc: Line 1 # Units: 1																			
Jurisdct:		Fact: .		Level	FY LR DR D K FR RR BR FB HB L O																		
Const Mod:				Other																			
Lump Sum Adj:				Upper																			
INTERIOR INFORMATION				Lvl 2																			
Avg Ht/FL: STD				Lvl 1																			
Prim Int Wall 2 - Plaster				Lower																			
Sec Int Wall: %				Totals	RMS: 15	BRs: 7	Baths: 3	HB															
Partition: T - Typical				REMODELING																			
Prim Floors: 3 - Hardwood				RES BREAKDOWN																			
Sec Floors: 4 - Carpet 30%				Exterior:	No Unit	RMS	BRs	FL															
Bsmnt Flr: 12 - Concrete				Interior:	1	9	4																
Subfloor:				Additions:	1	6	3																
Bsmnt Gar:				Kitchen:																			
Electric: 3 - Typical				Baths:																			
Insulation: 2 - Typical				Plumbing:																			
Int vs Ext: S				Electric:																			
Heat Fuel: 2 - Gas				Heating:																			
Heat Type: 5 - Steam				General:																			
# Heat Sys: 2				CALC SUMMARY																			
% Heated: 100	% AC:			COMPARABLE SALES																			
Solar HW: NO	Central Vac: NO			Rate	Parcel ID	Typ	Date	Sale Price															
% Com Wall	% Sprinkled:																						
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val																	
SPEC FEATURES/YARD ITEMS				Juris. Factor:		Before Depr:	165.20																
				Special Features:	0	Val/Su Net:	125.05																
				Final Total:	588600	Val/Su SzAd	187.57																
				Depreciated Total:	588552																		
				PARCEL ID 064.0-0001-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1 19X20	A	AV	1911		21.58	T	40	104			4,900		4,900						
More: N				Total Yard Items: 4,900				Total Special Features:								Total: 4,900							
SKETCH												IMAGE											